Naperville 60565

BALANCED MARKET

ZIP code · IL · Illinois › Will County › Naperville

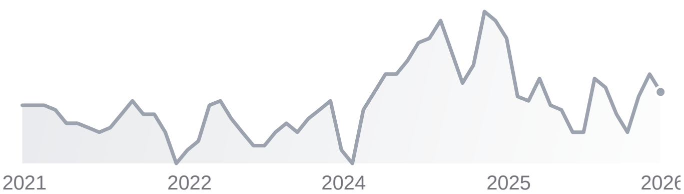
$588K	+5.3%	434	$638K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature Balanced market · 55 / 100

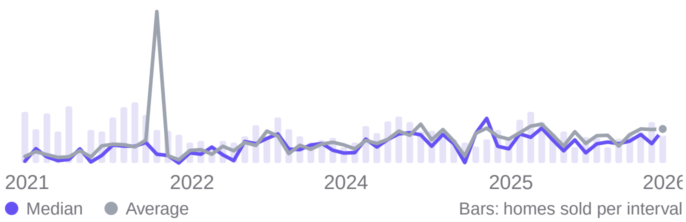
Buyer's market Balanced Seller's market

MARKET TRENDS (5 YEARS)

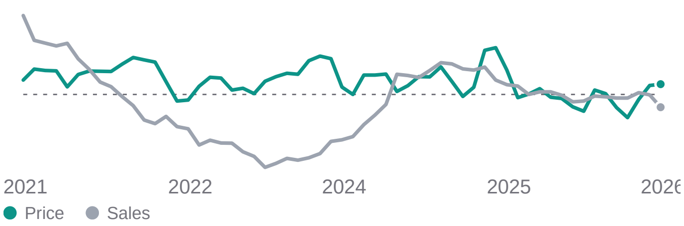
Market temperature (0–100) 55 / 100



Sale prices Median $635K · Average $643K



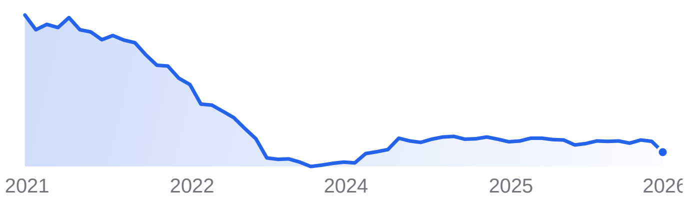
Growth (year over year) Price +5.3% · Sales -6.7%



Price per square foot $268/ft²

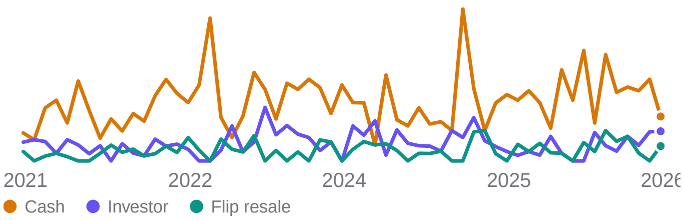
Sale premium vs estimated value -0.2%

Annual turnover (share of homes sold) 3.3%

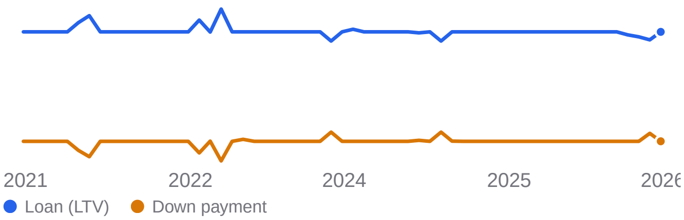


BUYERS & OUTCOMES

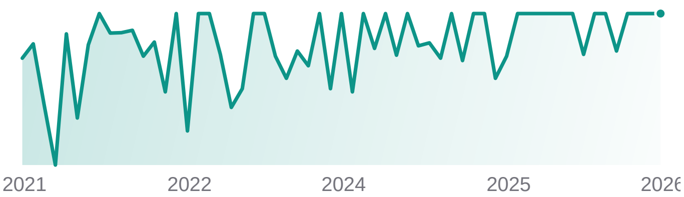
Buyer mix — Cash 15% · Investor 9.8% · Flip resale 4.9%



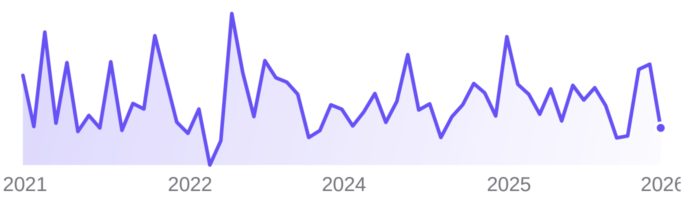
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%



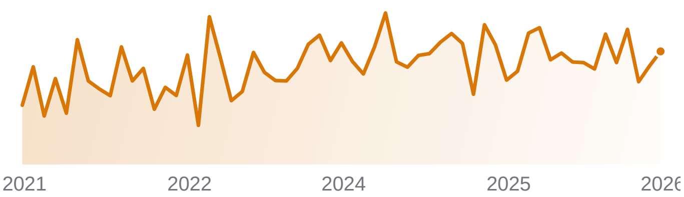
Sellers who sold at a gain — 100%



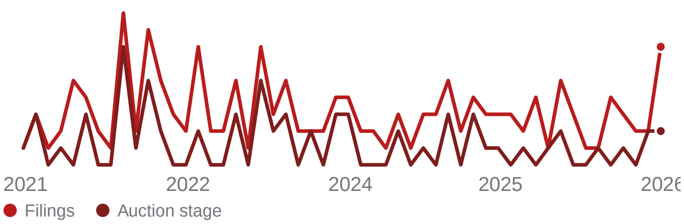
Typical hold before selling — 6.7 yrs



Median annualized return at resale — +5.1%



Preforeclosure filings — Filings 7 · Auction stage 2



HOUSING STOCK

Homes	**13,232**
Median value (AVM)	**$638K**
Median size	**2,305 ft²**
Median bedrooms	**4**
Median year built	**1986**
Single family	**96%**
Condos	**2.4%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**49%**
Underwater (LTV 125% or more)	**1.3%**
Owner occupied	**92%**
Company owned	**23%**
Median loan-to-value	**51%**

Typical ownership tenure	**12.9 yrs**

COMMUNITY

Population	**38,555**
Density	**3,445 / mi²**
Median household income	**$152K**
Average household income	**$178K**
Crime index (US avg 100)	**25**
Air pollution index (US avg 100)	**104**
Earthquake index (US avg 100)	**56**
Homes occupied	**97%**
Bachelor's or higher	**40%**
Poverty rate	**3.0%**
Unemployment	**1.5%**
Average temp	**49°F**
Annual precip	**38 in**
Sunshine	**54%**

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.